PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: November 10, 2026

☒ **Consent** ☐ **Regular**
☐ **Workshop** ☐ **Public Hearing**

Department: Office of Financial Management and Budget

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a negotiated settlement offer in the amount of $5,408 for the full satisfaction of a code compliance lien entered against Cidonise Legilus on January 16, 2019.

Summary: On August 15, 2018, a Code Compliance Special Magistrate (CCSM) issued an order in Case C-2018-03190036, giving Mrs. Legilus 90 days to bring her property located at 15692 82nd Street N, Loxahatchee into full code compliance. The property was cited for multiple inactive building permits which included excavation, a garage door, electrical repairs, and reroofing. Compliance with the CCSM's order was not timely achieved, and a fine of $50 per day was imposed. The CCSM executed an order imposing a code compliance lien on January 16, 2019.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of October 29, 2021. The total fine amount on August 31, 2026, the date on which settlement discussions began, amounted to $54,074.30. Mrs. Legilus has agreed to pay Palm Beach County $5,408 (10%) for the full settlement of the outstanding code compliance lien. This is a homestead property. **District 6 (SF)**

Background and Justification: Mrs. Legilus and her husband purchased the foreclosed property in June 2011. In March 2018, Code Compliance inspected the property after receiving a complaint from a resident regarding an excavation. Upon investigation, it was discovered that a large hole was dug in addition to a new well head. The assigned Code Compliance Officer subsequently filed a complaint with the Health Department due to the lack of a permit for a septic tank. A Notice of Violation was issued. Between March 2018 and November 2021, Code Compliance conducted two (2) site inspections and five (5) permit record searches to help Mrs. Legilus bring the property into compliance.

Mrs. Legilus attended the Special Magistrate hearing and was given 90 days to correct the violations. According to Mrs. Legilus, she hired licensed contractors to complete the required work. However, after the work was completed, the contractors failed to contact the County for a final inspection within the required six-month period, resulting in the permit becoming inactive. Mrs. Legilus is currently in the process of refinancing the property and has contacted the Office of Financial Management and Budget to resolve the outstanding lien. Mrs. Legilus has agreed to pay $5,408.

Settlement offers that reduce any debt amount due to Palm Beach County by more than $2,500 require the approval of the Board of County Commissioners (BCC), per Countywide PPM CW-F-048.

Attachments: None

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Recommended by: _____ 9/25/2026
Department Director **Date**

Approved by: _____ 10-2-26
County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures					
Operating Costs					
External Revenues	(5,408)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(5,408)				
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE)					

Is item included in Current Budget? Yes ☐ No ☒
Is this item using Federal Funds? Yes ☐ No ☒
Is this item using State Funds? Yes ☐ No ☒

Budget Account No.: Fund **0001** Department **600** Unit **6241** Object **5900**

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

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III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Lisa Martin 9/20/2026
9/25
OFMB

9/28
mm 9/28

N/A
Contract Dev. and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

N/A
Department Director

(This summary is not to be used as a basis for payment)